

Fort Huachuca Army Installation
SP0600-04-R-0109
Questions and Answers IV
26 January 2005

Reference is made to Amendment 0002, issued 22 December 2004, Questions and Answers I, Answer to Question 8. The following clarification is requested:

The answer to Question 8 states that the area inside the Water Waste Treatment Plant #2, will be turned over to the successful bidder. The land will be provided by the fort for any additional facilities required by the successful bidder.

Clarification No. 1: It is understood that there are two buildings at the Water Waste Treatment Plant #2 that can be made suitable for office space for approximately 4 persons, in one building . The space in the second building is not known. Can you provide space available to the first and second building? Will the Government (fort) turn over both buildings to the successful contractor. If so, will the successful bidder will be allowed to remodel the facilities. The original information was that the Government would provide no facilities. **The two buildings inside the fenced area at Wastewater Plant #2 contain the control system and laboratory. We intend to turn them both over to the successful bidder. There are additional buildings associated with the wells, reservoirs and booster pumping stations they will be turned over to the successful bidder. The office spaces occupied by the existing O&M contractor will not be turned over, nor will any buildings not directly associated with one of the systems. The successful bidder will be authorized to build an office on Fort Huachuca, the land will be included in the USACE easement.**

Clarification No. 2: Will the land to be provided to successful bidder for storage of equipment, vehicles and other items, be located at the same location as the Water Treatment Plant #2, or will land space be provided at another location? How much land is to be allocated to the successful offeror? **There is land inside the fence at WW2 for parking equipment and storing material, there is an office and some parking at Wells 1&2, additional land can be allocated for the use of the successful bidder. The amount and location of land allocated for the use will depend on what the successful bidder wants to use the area for.**

Clarification No. 3: Will the successful contractor be responsible for paying utilities for the government furnished facilities? Or shall the contractor include projected costs for water and electricity? **The successful bidder will sign a utility agreement with the Utilities Sales Officer, initially it will be at no cost, since any costs incurred will ultimately passed to the Fort. After a baseline is developed and**

compared to the Fort average, there will be a charge for excessive use. It is not necessary to provide projected utilities costs.

Clarification No. 4: Initially, the successful offeror, was to be responsible for landscaping and fencing assigned land where the contractor was to place the office operations. If, the Government is providing the building facilities at the Water Waste Treatment Plan #2, is the Government still requiring that landscaping be done, or can the landscaping be disregarded completely? Any areas assigned to the successful bidder will be fenced and maintained. If the area is in an area that has landscaping the landscaping scheme will be followed, and facilities built or rebuilt will adhere to the Fort Huachuca Design Guide. All construction on Fort Huachuca will be submitted to Fort Huachuca DPW for review and concurrence. Fort Huachuca Fire and Safety have jurisdiction on Fort Huachuca.

Information on Ft. Huachuca renewal of the current NPDES permit. The current NPDES expires in 2006 at that time Fort Huachuca will have completed enough sampling to get the new Arizona permit. See the current NPDES permit at <http://www.desc.dla.mil/DCM/DCMSolic.asp?SolicID=767>.

Information regarding the Aquifer Protection Permit. See the current APP at <http://www.desc.dla.mil/DCM/DCMSolic.asp?SolicID=767>.

The installation maintains a limited collection of manuals, drawings, and records regarding the wastewater system. The information provided on the CD is all that will be provided at this stage.

Information regarding Huachuca City Effluent Recharge Project as it was not found in the Technical Library. The Huachuca City Effluent Recharge Project is not in design phase, it will be negotiated with the successful bidder.

The last Performance Evaluation Information for the facility. Not available.

Information regarding the Rules/Regulations /Protocol of the base (i.e., BPW Manual). There are thousands of pages of rules and regulations.

Current information for Union employees on base to include existing contracts. The union agreement between Fort Huachuca and the AFGE Local 1662, specifically addresses utilities privatization. There is no requirement for the successful bidder to utilize union labor.